



East Dale Road, Melton, HU14 3HS
£250,000

Philip
Bannister
Estate & Letting Agents

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Key Features

- Attractive Semi-Detached Family Home
- Excellent Proportions Throughout
- 3 Fitted Bedrooms
- Open Plan Dining Kitchen
- Private South Westerly Rear Garden
- Ground Floor Cloakroom/WC
- Conservatory To Rear
- Driveway & Detached Garage
- Highly Popular Location
- ER - C

This inviting 3-bedroom semi-detached family home offers a prime location within close proximity to the esteemed South Hunsley secondary school. Boasting a private rear garden that enjoys a south westerly orientation, the internal accommodation features a porch leading to an entrance hall complete with a convenient cloaks/wc, lounge, a spacious dining kitchen, and a delightful conservatory, offering versatile living spaces. Upstairs, three well-appointed bedrooms, all fitted with wardrobes, accompany a well-appointed bathroom. Well-maintained gardens frame the front and rear of the property, while a driveway and detached garage provide ample parking and storage solutions.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
EU Directive 2002/91/EC	
England & Wales	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Accessing the property through a residential entrance door. An internal door leads to:

ENTRANCE HALL

With a staircase leading to the first floor having a half height cupboard beneath.

CLOAKROOM/WC

With WC

LOUNGE

15'5 x 11'9 (4.70m x 3.58m)

A spacious front facing reception room with a feature fireplace housing a Dimplex Optimyst fire, large window to the front and double doors leading to:

KITCHEN

10'3 x 8'10 (3.12m x 2.69m)

The kitchen is fitted with wall and base units with contrasting worksurfaces and matching upstands. A stainless steel sink unit sits beneath a window to the rear, integrated double oven, hob, extractor and fridge. Archway opening to:

DINING ROOM

12'1 x 9' (3.68m x 2.74m)

With matching display cabinet and glazed sliding doors to:

CONSERVATORY

12'6 x 7'11 (3.81m x 2.41m)

A brick and uPVC conservatory overlooking the rear garden. A door leads to a patio.

FIRST FLOOR

LANDING

With access to the first floor accommodation.

BEDROOM 1

13'10 x 11'9 (4.22m x 3.58m)

A spacious master bedroom with a range of fitted wardrobes and a window to the front elevation.

BEDROOM 2

11'9 x 10'6 (3.58m x 3.20m)

A second double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

8'1 x 6'1 (2.46m x 1.85m)

A single bedroom with a wardrobe and a window to the front elevation.

BATHROOM

Fitted with a three piece suite comprising WC and wash basin within a fixed unit, bath with shower. There is tiling to the walls and a window to the rear.

OUTSIDE

To the front of the property there is a lawned garden with planting beds to the perimeter. A block paved driveway provides excellent off street parking and continues to a brick built detached garage. The rear garden enjoys a high degree of privacy and benefits from a south westerly aspect. A patio area adjoins the property with steps leading to a lawned garden. To the rear of the garage there is a decked terrace.

GARAGE

The garage features an up and over door, side personnel door, light and power supply.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

UNREGISTERED TITLE

We understand that the property has an Unregistered Title. There may be additional associated costs when purchasing the property, this should be clarified by your legal representative before engaging in any purchase.

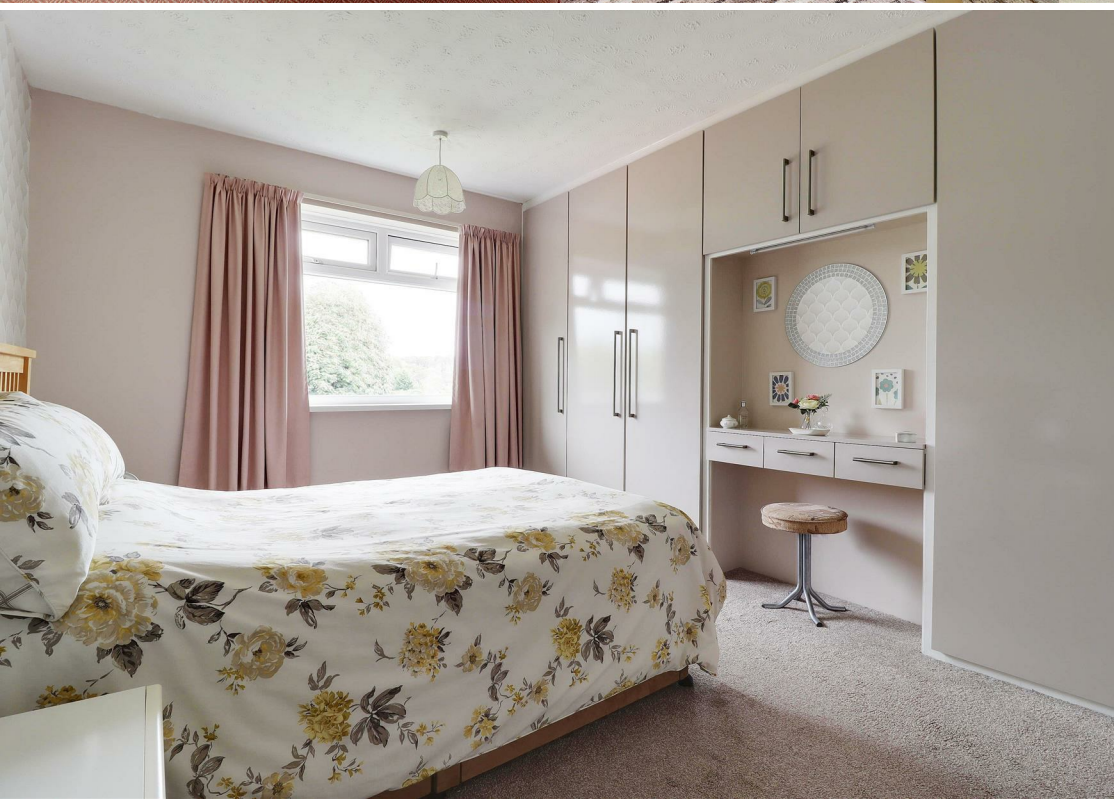
VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over



the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation

or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100





GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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